

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 8				
% of Funds Committed	94.07 %	95.63 %	7	96.48 %	31	31	
% of Funds Disbursed	84.92 %	89.54 %	7	89.00 %	33	26	
Leveraging Ratio for Rental Activities	1.24	1.51	3	4.81	6	17	
% of Completed Rental Disbursements to All Rental Commitments***	80.74 %	82.95 %	7	83.25 %	25	22	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.78 %	77.45 %	6	70.99 %	70	54	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.02 %	64.70 %	4	81.75 %	58	49	
% of 0-30% AMI Renters to All Renters***	58.75 %	44.61 %	3	45.84 %	89	74	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.82 %	72.02 %	5	96.12 %	27	25	
Overall Ranking:			In State: 3 / 8		Nationally: 37 41		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,526	\$14,936		\$27,889	657 Units	18.20 %	
Homebuyer Unit	\$11,150	\$12,880		\$15,632	1,747 Units	48.40 %	
Homeowner-Rehab Unit	\$24,424	\$25,399		\$21,037	786 Units	21.80 %	
TBRA Unit	\$10,260	\$10,165		\$3,206	422 Units	11.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Memphis TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$38,675	\$38,979	\$28,675
\$40,258	\$73,891	\$33,167
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 4.4 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	8.8	5.6	1.5	17.9	Single/Non-Elderly:	56.7	22.7	14.4	12.7
Black/African American:	90.9	90.6	98.2	82.1	Elderly:	15.4	33.8	62.8	2.4
Asian:	0.0	0.1	0.0	0.0	Related/Single Parent:	13.8	27.7	15.6	42.9
American Indian/Alaska Native:	0.2	0.1	0.0	0.0	Related/Two Parent:	1.1	8.4	6.0	0.5
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	13.0	2.9	0.3	41.5
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	0.2	0.4	0.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	53.0	18.6	41.6	52.4	Section 8:	20.9	0.5 [#]		
2 Persons:	30.2	43.6	28.4	15.1	HOME TBRA:	7.9			
3 Persons:	9.6	18.1	14.2	19.3	Other:	32.9			
4 Persons:	3.2	9.5	6.9	6.1	No Assistance:	38.4			
5 Persons:	2.6	5.0	4.5	2.8					
6 Persons:	1.1	1.7	1.8	1.4					
7 Persons:	0.2	0.5	1.0	2.8					
8 or more Persons:	0.2	0.2	1.5	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			240	

* The State average includes all local and the State PJs within that state

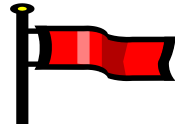
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Memphis State: TN Group Rank: 37
 (Percentile)
 State Rank: 3 / 8 PJs Overall Rank: 41
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	80.74	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	77.78	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.02	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	94.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	2.66	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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